

Morristown/Morrisville Planning Council
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of October 21, 2014

Planning Council Present: Paul Griswold (Chair), Etienne Hancock, Yvette Mason, Max Paine & Mark Struhsacker

Planning Council Absent: Andrea Caldwell & Tom Snipp

Staff: Planning Director Todd Thomas

Guests: Terry Hirschak and Conservation Commission Chair Ron Stancliff

Call to Order: The meeting was called to order in the Community Meeting Room of the Tegu Building at 43 Portland Street at approximately 7:00 P.M.

Public Hearing: Proposed Fall Zoning Change Vote – Mr. Thomas advised the Council that he would like them to vote on the pending zoning change after having two weeks to digest the public comments made at the October 7th public hearing. The pending zoning change consists of the following:

- a. §215 strike existing Business Enterprise Zone, replace with new version of zone
- b. §490 strike existing Exterior Lighting Bylaw, replace with new version of bylaw
- c. §503 add stormwater treatment section to existing “Additional Conditions” section of the Site Development Plan Review Bylaw
- d. §638 strike existing Stormwater Treatment Bylaw designed for Conditional Uses
- e. Article 9, add Definition for “Water Quality Storm”
- f. §1140 add parcel 12-156 to the Airport Zone

Member Struhsacker, who was not present for the prior sidewalk discussion at the hearing said that he was opposed to the BE Zone language that required sidewalks. The Council discussed this sidewalk requirement in greater detail, but ultimately decided to leave the proposed sidewalk requirements unchanged in the zoning. The Council also decided to leave the proposed stormwater bylaw unchanged even it faced potential hurdles in regards to obtaining legislative approval. Council members agreed that having some sort of local stormwater bylaw was the right thing to do and they still should go ahead and propose it, even if it would be voted down later. Member Paine said that he was not sure the Council should vote to add parcel 12-156 to the Airport Business Zone as proposed. He said that this parcel would be the last time they could zone new land for business under the Town Plan, which allowed only two expansion opportunities. He said that he would rather hold onto this last zoning change for the Cheng property across from Bishop Marshall if something may be in the works there. Member Hancock agreed and said that he was not present for the vote that started the zoning change for parcel 12-156 and that he preferred to add business zoning closer towards the Village. Chair Griswold asked which parcel of the two would be better for the Town to zone for business use in the long run. It was decided that the Cheng property was more advantageous, in that it could be served by village sewer and water and it was not encumbered by a flood zone. Member Paine suggested that the zoning change for parcel 12-156 should be tabled for now. All Members present agreed with this suggestion. Member Paine moved to approve the proposed zoning changes as revised. A vote of 5-0 affirmed the motion. Mr. Thomas

said that he would send the as-revised proposed zoning change to the legislative bodies for approval.

Discussion: Conservation Subdivision Design – Mr. Thomas led the Council through a first reading of a proposed conservation subdivision design bylaw. Mr. Thomas also demonstrated how the Natural Resource Atlas on the Vermont Agency of Natural Resources website could be used to define what high value land qualities should be protected in the open space provided by a conservation subdivision. Council Members were pleased with the proposed use of the website to define what land should be protected as open space. Upon a question from Member Hancock, Mr. Thomas said that, as proposed, any “major” subdivision would trigger the conservation subdivision process. Mr. Thomas added that a major subdivision was defined by four or more lots and clarified that a smaller subdivision than this would still have the conventional subdivision approval process route available to it. Member Paine questioned if the Town would want to own open space if there as a septic system located therein. Mr. Thomas said that this was a good question and he would look to clarify this language prior to the next review.

Public Hearing: November Hearing Schedule – Mr. Thomas said that he was scheduled to have a hearing every Monday night in November due to the pending zoning changes. As a result, the Council decided to hold its next regular meeting in December. Mr. Thomas encouraged Council members to attend some of the upcoming legislative body hearings regarding the proposed zoning changes.

Approve prior meeting minutes – Approval of the October 7th meeting minutes were tabled until a majority of members at this meeting could be present to vote on a motion.

The meeting adjourned at 8:30 PM – submitted by Todd Thomas, Planning Director